

PROPERTY LOCATION

No	Alt No	Direction/Street/City
265		PHEASANT AVE, ARLINGTON

OWNERSHIP

Owner 1:	GORE WILLIAM F/LAUREN C			
Owner 2:				
Owner 3:				
Street 1:	265 PHEASANT AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	HAMILTON ELAINE -		
Owner 2:	SUTHERLAND DONNA M -		
Street 1:	265 PHEASANT AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2304 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.19341	Total SF/SM:	8425	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	470,927	Spl Credit	Total:	470,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

899,600 /

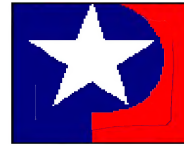
899,600

899,600 /

899,600

899,600 /

899,600



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	73066
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
8/8/2012	Info Fm Prmt	BR	B Rossignol
4/2/2009	Measured	372	PATRIOT
1/7/2002	Inspected	PM	Peter M
2/15/2000	Meas/Inspect	263	PATRIOT
9/1/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8425.000	424,800	3,900	470,900	899,600
Total Card	0.193	424,800	3,900	470,900	899,600
Total Parcel	0.193	424,800	3,900	470,900	899,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		390.45	/Parcel: 390.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	424,800	3900	8,425.	470,900	899,600		Year end	12/23/2021
2021	101	FV	410,600	3900	8,425.	470,900	885,400		Year End Roll	12/10/2020
2020	101	FV	410,600	3900	8,425.	470,900	885,400	885,400	Year End Roll	12/18/2019
2019	101	FV	320,000	3900	8,425.	477,700	801,600	801,600	Year End Roll	1/3/2019
2018	101	FV	306,300	3900	8,425.	356,600	666,800	666,800	Year End Roll	12/20/2017
2017	101	FV	306,300	3900	8,425.	322,900	633,100	633,100	Year End Roll	1/3/2017
2016	101	FV	306,300	3900	8,425.	309,500	619,700	619,700	Year End	1/4/2016
2015	101	FV	283,000	3900	8,425.	262,400	549,300	549,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

PAT ACCT.

[illegible]

